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PARAMOUNT PLACE SPECIFIC PLAN

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January 30, 1986

Prepared for
The City of Paramount

Prepared by
The Planning Center

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УЧАСТИЕ ВО ВСЕЛЕНСКОМ

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PARAMOUNT PLACE SPECIFIC PLAN

S.P. 86-1
Adopted , 1986

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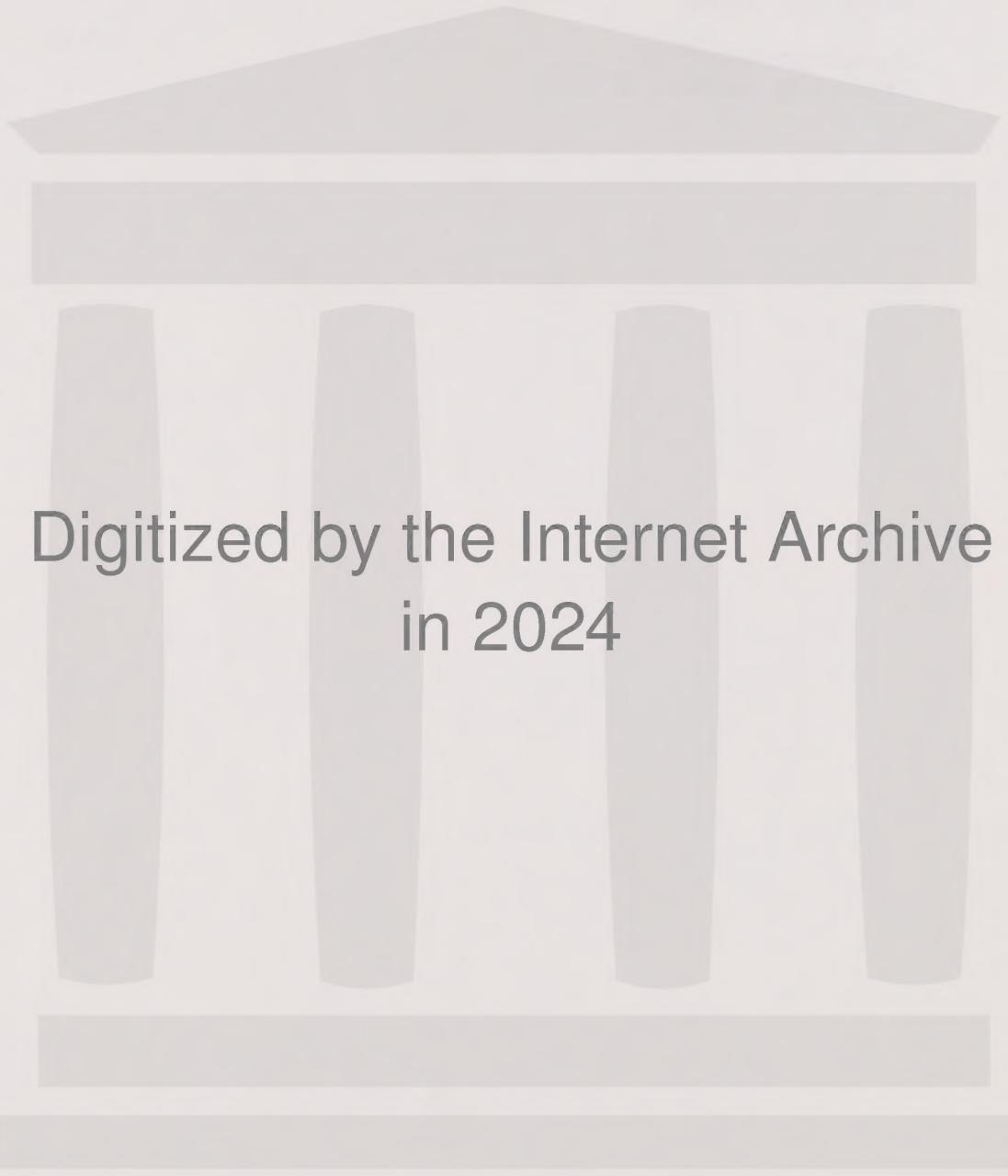
PARAMOUNT PLACE
SPECIFIC PLAN

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I. INTRODUCTION

A. PROJECT DESCRIPTION AND LOCATION

Paramount Place is a large land parcel in east Paramount adjacent to the City boundary with Bellflower. It is currently developed, with Paramount Petroleum as the primary business operating on the site, and a few commercial and industrial businesses located along Lakewood Boulevard.

The site is in a prime location, surrounded by major streets and near the proposed Century Freeway (via Lakewood Boulevard). Paramount Place is adjacent to Paramount High School and a residential neighborhood to the north. The southern border is Compton Boulevard, along which is located a mixture of residential, commercial and industrial uses. Paramount High School and residential uses make up the western border along Downey Avenue, with Lakewood Boulevard and the City of Bellflower constituting the eastern border.

B. AUTHORITY AND SCOPE

The California Government Code authorizes cities to adopt specific plans by resolution as policy or by ordinance as regulation. Hearings are required by both Planning Commission and City Council, after which the Specific Plan must be adopted by the Council to be in effect.

The adoption of this Specific Plan by the City of Paramount is authorized by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457.

The Paramount Place Specific Plan is a regulatory plan which will serve as the zoning ordinance for the property within its boundary. Proposed development plans or agreements, tentative tract or parcel maps and any other development approval must be consistent with the Specific Plan. Projects consistent with this Specific Plan will be automatically deemed consistent with the General Plan.

C. BACKGROUND

The project area is currently developed, with Paramount Petroleum representing the majority of the site. Paramount Petroleum is ceasing operations in the near future, which will stimulate redevelopment to a more compatible land use. It is this land use change which has triggered the preparation of a specific plan for the area.

The project boundary encompasses the majority of the Paramount Place Specific Plan Area as designated in the Paramount General Plan. The Paramount Place Specific Plan encompassed not only the Paramount Petroleum Property, but the adjacent 20 acre Drive-in Theater parcel as well. It was adopted as a policy plan and sets the stage for this plan. The policy plan suggests a mixed-use center for this area, with final land use determination to be made at the time of redevelopment after extensive market research and determination of community needs. A market analysis for this area was performed by Alfred Gobar Associates, Inc., in August of 1985. This analysis indicated a strong market need for residential units, especially in the moderate and higher price range for the Paramount area. Paramount Place responds to this need by providing a residential neighborhood which allows a variety of densities to meet existing and future housing market demands, and development regulations which will ensure a quality development that will benefit the City and citizens of Paramount for years to come.

This Specific Plan does not address the entire Paramount Place Specific Plan boundary as defined in the Paramount General Plan. The existing Drive-In Theater will retain the mixed use center designation in the policy level Specific Plan. The portion of the Specific Plan addressed in this document (primarily the refinery site) will change from a mixed use center designation to residential designations as described in the land use section. The number of units specified in the Special Housing Opportunities section of the General Plan for Paramount Place will also increase from a maximum of 200 units to a maximum of 1698 dwelling units.

D. PURPOSE

The Specific Plan, when adopted by City Ordinance, serves both a planning function and regulatory function. It will be the device for implementing the Paramount General Plan on this property. The plan will also contain all applicable land use regulations and will thus constitute the zoning for the Paramount Place area.

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

This Specific Plan is accompanied by a supplemental focused Environmental Impact Report (EIR) which addresses potential impacts of the proposed development. This focused EIR expands upon and responds to mitigation actions in the Paramount General Plan EIR. The supplement is in conformance with the most recently adopted guidelines of the State of California and City of Paramount. This Specific Plan was written to address potential concerns discovered during the draft review process of the Supplement.

This EIR is also applicable to future development projects (site plans, tentative tract maps, etc.) which are processed in conformance with the Paramount Place Specific Plan, thus requiring either no further environmental documentation or, in special cases, only very focused mitigation analysis and action as documented in Section 15182 of the CEQA guidelines.

II. DEVELOPMENT PLAN

A. INTRODUCTION

The development plan contains the essential components of the plan and the policy direction that will serve as the foundation for development regulations and guidelines which will actually be used in reviewing and approving development projects. This development plan and the regulations described in Section III pertain to the residential and potential support commercial sections of the Paramount Place Specific Plan.

Paramount Place is designed as a low, medium and high density residential project which will provide quality development in a redeveloping section of the City. The basis for this plan is the Paramount General Plan, market research, and subsequent and extensive comparative field analysis of comparable projects. The plan has been designed to provide variable densities within the project area to provide a variety of housing types for existing and future residents of the City.

B. OBJECTIVES AND POLICIES

Below is the list of objectives and policies for the Paramount Specific Plan. These were adapted from the Paramount Place Policy Level Specific Plan within the Paramount General Plan. These objectives and policies were formulated to provide policy guidance for the area and they provide the foundation for the development plan and regulations contained in this regulatory Specific Plan.

Objectives:

1. A pattern of development that allows the most cost effective use of the land from both city and property owner perspectives.
2. The highest quality of development that can be sustained by the market, particularly as relates to the housing stock.
3. Adequate collector street access to interior uses and minimum congestion on existing arterial highways (prevailing Level of Service C with limited segments at Level of Service D).
4. Integration of adjacent rail and power line easements as positive features of the plan.
5. Compatibility of land uses between Paramount Place and surrounding areas, particularly with the adjacent Downey/Compton Specific Plan area.

6. Assurances of a high degree of resident security.
7. Quality maintenance of private recreation facilities, common spaces, residential structures, and ancillary improvements.
8. Established and maintained standards of homeowner or renter property maintenance and use which assures a quality living environment.

Policies:

The following policies are intended to carry out the plan:

1. Residential development may be accompanied by limited convenience commercial uses integrated into the project design.
2. Landscape buffer zones and frontage treatments to integrate uses shall be subject to site plan review in accordance with City design guidelines.
3. The City or the Redevelopment Agency, may share in property acquisition and/or development costs of improvements where it is cost effective particularly in relation to the refinery and drive-in conversion.
4. The preferred method of land use regulation is the preparation of a regulatory Specific Plan, although the Planned Development - Performance Standard (PD-PS) zone may be used in whole or in part if it is consistent with specific plan intent.
5. A focused traffic analysis must accompany any regulatory Specific Plan or Development Plan to verify acceptable levels of service.
6. Circulation planning will take into consideration the segregation of residential/non-residential traffic and the character of adjacent arterial highways.
7. Adjacent rail and power line easements shall, to the greatest extent possible, be integrated into the Development Plan design.
8. Predominance of residential uses in the first phase of regulatory approval does not preclude other mixed uses in the remainder of the Specific Plan Area.

9. A guard-gated security system is to be established, maintained, and operated for the entire Specific Plan Area.
10. A maintenance district or its equivalent funded by the developers, property owners, or some combination thereof, is to be established, maintained, and operated for the entire Specific Plan Area.
11. The requirements of policies 10 and 11 above may be expanded to include the Downey/Compton Triangle, the Pacific Drive-in Theater site, or both at any time there is mutual agreement between affected property owners and the City to do so.
12. Conditions of approval shall be placed upon approved projects in accordance with general provisions herein which assure responsible homeowner or renter maintenance and use of the property.

C. LAND USE PLAN

The Paramount Place Land Use Plan is designed to provide a quality residential community with varied densities of development. This Land Use Plan identifies the type, location and interrelationships of the various land use densities permitted within the study area. The land use mix is designed to provide uses which complement and support one another. Additionally, the objective is to produce a residential mix providing a wide range of housing opportunities for existing and future Paramount residents, and meeting the existing demand in a wide range of residential markets.

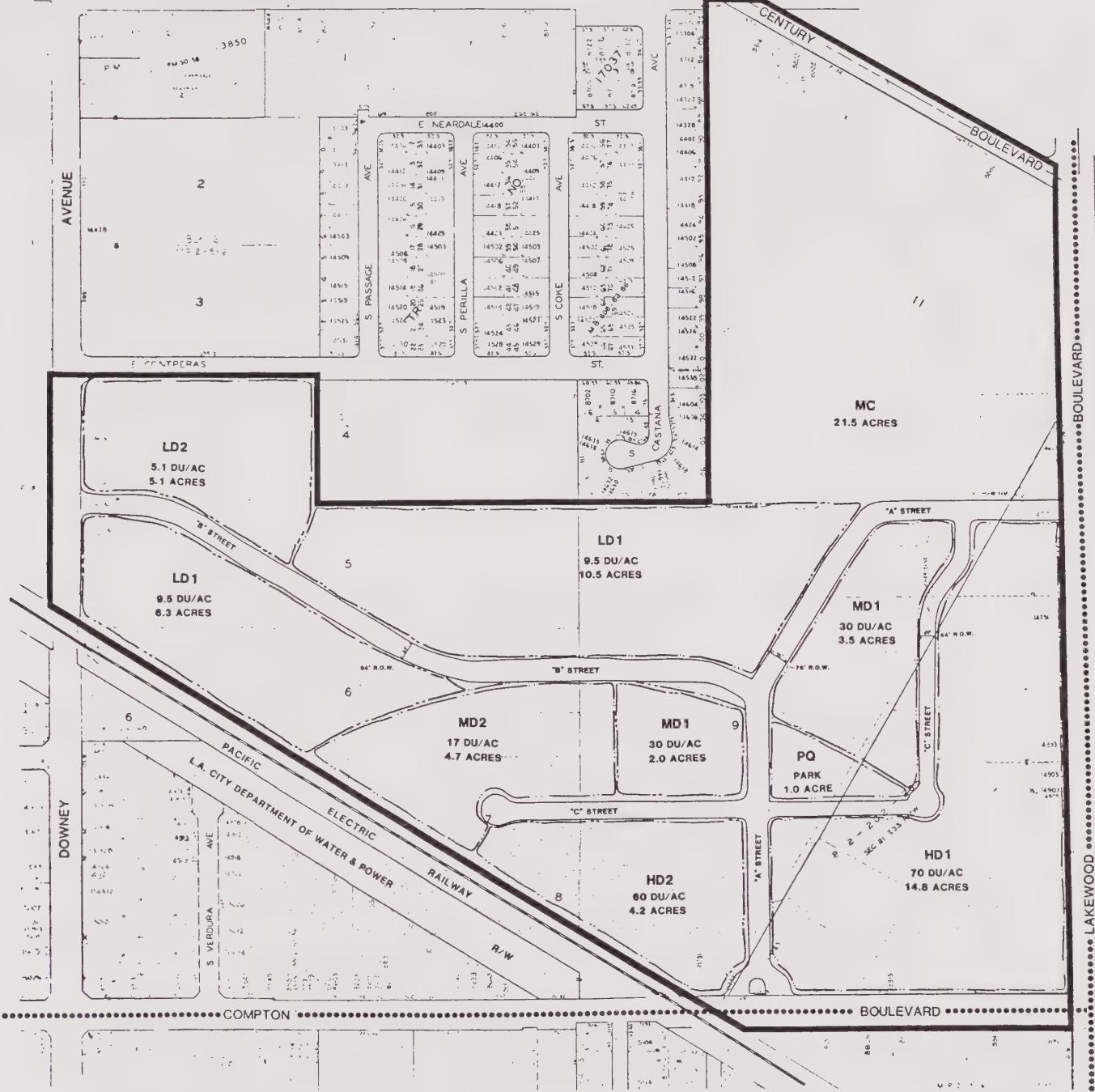
The Paramount Place Land Use Plan is designed to buffer the residential units from the commercial uses along Lakewood and highlight certain adjacent uses such as the Paramount High School and the railroad and utility rights-of-way.

The locations of the land uses are delineated on Exhibit 1. Table 1 is a summary of the land uses and maximum number of units for each designation.

The Paramount Place Development Plan is shown on Exhibit 2. The exhibit also contains the proposed residential site plans for two projects in the Downey/Compton/Adams area. While these two projects are not a part of the Paramount Place Specific Plan, they have been included in the development plan to illustrate the relationship of the Paramount Place project with adjacent multi-family residential projects. This exhibit illustrates the preferred project concept. The regulations in Section III will provide for this development.

PARAMOUNT PLACE SPECIFIC PLAN

ROSECRANS AVENUE



LAND USES

HI	HEAVY INDUSTRIAL
LI	LIGHT INDUSTRIAL
BP	BUSINESS PARK
GC	GENERAL COMMERCIAL
SC	SPECIALIZED COMMERCIAL
LC	LOCAL COMMERCIAL
MC	MIXED USE CENTER

OC	OFFICE COMMERCIAL
HD	HIGH DENSITY RESIDENTIAL
MD	MEDIUM DENSITY RESIDENTIAL
LD	LOW DENSITY RESIDENTIAL
PQ	PUBLIC/QUASI-PUBLIC
US	URBAN SPACE

CIRCULATION

EXISTING	PROPOSED	
=====	-----	PUBLIC STREET
=====	-----	PRIVATE STREET
-----	-----	RAIL LINE
*****	*****	TRUCK ROUTE
*****	*****	AESTHETIC ENHANCEMENT

BOUNDARIES

SUBAREAS

FIXED _____ **VARIABLE** _____

SPECIFIC PLAN

LAND USE

SELECTED OWNERSHIP PARCELS



LAND USE PLAN

City of Paramount, California

EXHIBIT 1

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Table 1
LAND USE SUMMARY TABLE

Land Use	Average Units Per Acre	Acres	Percent	Maximum Number of Units
Low Density 1	9.5	16.8	28.0	156
Low Density 2	5.1	5.1	8.5	26
Medium Density 1	30	5.5	9.2	155
Medium Density 2	17	4.7	7.8	80
High Density 1	70	14.8	24.6	1,035
High Density 2	60	4.2	7.0	248
Park		1.3	2.2	
Streets	—	7.6	2.7	—
TOTAL		60.0		1,698

The generalized intent of each of these major user types is described as follows:

Low Density Residential

Approximately 36 percent of the project is designated as low density residential to provide for the conventional single family detached unit. The designation is also divided into two density classifications. Low Density (LD1) allows a zero lot line product on small lots with a total density of 9.4 units per acre. Low Density 2 (LD2) is designed for the more conventional single family units on larger lots with 5.1 units per acre. The low density district is located on the western portion of the site and will be adjacent to the existing single family homes to the north.

Medium Density Residential

This district provides for two density classifications and is located in the interior of the site. Medium Density 1 (MD1) permits 30 units per acre and is located on two parcels. Medium Density 2 (MD2) permits 17 units per acre and will provide conventional townhouse living. This district will also act as a transition zone from the High Density uses on the eastern portion of the site to the Low Density uses on the western portion.

High Density Residential

This density classification is designed to provide for-rent or for-sale units in two density classifications. High Density 1 (HD1) allows 70 units per acre and High Density 2 (HD2) provides a maximum of 60 units per acre. These units will be located along Compton and Lakewood Boulevards in order to buffer the less intense uses from the commercial uses along Lakewood Boulevard. The higher density classification (HD1) will be located at the intersection of Compton and Lakewood Boulevards with the less intense classification (HD2) located adjacent to the railway right of way on Compton Boulevard. This development is intended to provide the most affordable units within Paramount Place while still preserving the quality envisioned for the entire project.

D. CIRCULATION PLAN

1. Automotive Traffic

The Paramount Place Circulation Plan is designed to provide an efficient circulation system within the project boundaries and avoid impaction of existing streets in the area. Endo Engineering has performed a traffic study which analyzes this plan. The results of this study are included in the Appendix.

The proposed circulation system is indicated on Exhibit 1, Land Use Plan. The primary entrance for the project will be on Compton Boulevard with secondary access points on Downey Avenue and Lakewood Boulevard.

A "Y" shaped central collector will provide the basic spine for circulation within the project. This collector is composed of A and B streets. C Street is an internal collector which will provide access to the residential units. Table 2 provides the specifications for these roadways.

TABLE 2

Street	ROW Width	Width	Paved	Travel Lanes	Parking Lanes
A	76'	60'		2	2
B	64'	50'		2	2
C	54'	40'		2	1

2. Pedestrian and Bikeway Circulation

Pedestrian circulation routes have been designed to utilize existing opportunities within the site and provide for aesthetically pleasing as well as efficient walkways and bikeways. The easements bisecting the site provide opportunities to connect the Paramount Place residents with Progress Park, Alondra Junior High School and Mokler Elementary School, all to the south. The rights-of-way also connect to Paramount High School, Clearwater Junior High School and the Los Angeles River to the northwest. A use easement will have to be negotiated with the Los Angeles Department of Water and Power for the pedestrian/bikeway.

A 20 foot pedestrian walk has been designed within the project which connects the Paramount Place project with the Downey/Compton Triangle parcel. This walkway will cross the Pacific/Electric Railway and Department of Water and Power easements and run adjacent to the proposed park.

III. DEVELOPMENT REGULATIONS

A. INTRODUCTION

These Development Regulations implement the Paramount Place Specific Plan. The regulations are adopted by ordinance pursuant to Article 8, Authority for Scope of Specific Plans of the Government Code in compliance with Sections 65450 and 65453 thereof.

B. GENERAL PROVISIONS

1. Conflict in Regulations

Whenever the regulations contained in this text conflict with the regulations of Chapter 44 of the Paramount Municipal Code, the regulations of the Paramount Place Specific Plan shall take precedence.

2. Property Owners' Association By-Laws

All Property Owners' by-laws and Conditions, Covenants and Restrictions (CC&Rs) shall be approved by the City Engineer and recorded concurrent with final map recordation where property is subdivided and prior to issuance of certificates of occupancy where property is not subdivided.

3. Common Area

The Common Area shall be improved, occupied, and used only in accordance with this Specific Plan, rules and regulations to be promulgated by the Board of Directors of the Property Owners' Association or its functional equivalent, subject to all the easements and rights of use in and to the Common Area provided in this Specific Plan and described in any Disposition and Development Agreement for the Specific Plan area. Each portion of the Common Area shall be used only for the purposes intended and no bicycles, scooters, tricycles or similar vehicles, toys or other articles belonging to any Owner, any member of his family, tenants, guests, agents, licensees or employees shall be kept or allowed to remain thereon unless specifically designated by the Property Owners' Association therefor or its functional equivalent.

4. Property Maintenance

The Property Owners' Association shall be responsible for the maintenance, repair, replacement, restoration, operation, and management of all of the Common Area and all facilities, improvements, equipment, and landscaping thereon, and all property that may be acquired by the Association. Maintenance shall include without limitation painting, maintaining and repairing and replacing all Common Areas, exterior building surfaces, landscaping and parking areas. The Association shall also be responsible for maintaining and repairing all fences, walls, sewers, drains, curbs, sidewalks, roadways, and parking areas which are built or maintained for the use of the residents of the Specific Plan area.

A financing and management mechanism for the community-wide property maintenance program shall be established prior to the recordation of the first tentative tract map approved under this Specific Plan.

Incremental phases of property improvements and the property maintenance program including, but not limited to landscaping, hardscape, irrigation, equipment, lighting, signage, management organization, financing mechanism and operation rules, shall be in place and operational prior to any Certificate of Occupancy.

5. Applicable Laws

Each Owner or tenant shall promptly and fully comply with any and all applicable laws, ordinances, statutes, regulations and requirements of any governmental authority or agency with respect to the occupancy and use of his residential units.

6. Limitations on Permitted Uses

No residential units shall be occupied and used except for residential purposes by the Owners, their tenants, and social guests and no trade or business shall be conducted therein, except that the developer, its successors, and assigns may use any Unit or Units in the Project owned by the developer for a model home site or sites and display and sales office during construction until the last Unit is sold or rented. No tent, shack, trailer, garage, outbuilding, or structure of a temporary nature shall be used at any time as a residence, either temporarily or permanently.

7. Commercial Use Prohibition

Except for the management, operation, and maintenance of buildings within the Specific Plan area, and those districts designated as HD 1 and HD 2 on the Specific Plan map, no professional, commercial, or industrial operation or business of any kind whatsoever shall be established, maintained, operated, carried on, permitted or conducted on or within the Specific Plan area.

8. Right to Lease

Residential units shall not be rented by the Owners thereof for transient or motel purposes, which shall be defined as (a) rental for a period of less than thirty (30) days, (b) any rental if the occupants of the Unit are provided customary motel services such as room service for food and beverages, maid service and the furnishing of laundry and linen services. Subject to the foregoing restrictions, the Owners of residential units shall have the absolute right to lease the same provided that the lease is made subject to the restrictions, limitations, and uses contained in this Specific Plan.

9. Landscape Plans

Prior to recordation of the first tentative tract map approved under this plan, a master landscape plan shall be submitted and approved by the City of Paramount Development Review Board. It shall contain designs for the following components: primary and secondary entrances, roadways, intersections, open space/pedestrian paths, and parking areas. The design of these components shall contain architecturally consistent wall materials, plant materials and adequate lighting. Landscape plans shall place heavy emphasis on the use of mature trees and dense planting materials throughout the entire Specific Plan area, including streetscapes and the pedestrian walkway/bikeway. All landscape improvement plans, including the master plan, developed pursuant to this requirement, will be prepared by a licensed landscape architect. Any changes to the approved master landscape plan must be approved by the Development Review Board.

10. Utilities

Except for high voltage transmission lines, all utility lines shall be underground. No pipe, conduit, cable, line for water, gas, sewage, drainage, electricity or

any other energy or service component shall be installed or maintained upon any lot (outside of any building) above the surface of the ground, except for hoses, movable pipes used for irrigation or other purposes during construction, or transformers.

11. Security System

A financing and management mechanism for the community-wide security system shall be established prior to recordation of the first tentative tract map approved under this Specific Plan.

The entire Specific Plan area shall be accessible only from guard-gated entries which are manned on a 24-hour basis. It shall be the responsibility of the property owners' association or its functional equivalent to provide for maintenance of this service as a part of its maintenance of all common areas within the Specific Plan area.

Incremental phases of the security system associated with each development project, including but not limited to walls, guard gates, communication systems, and security personnel, shall be in place and operational prior to issuance of any Certificate of Occupancy for residential purposes.

12. On-site Management

Owners of buildings within those districts designated as HD 1 and HD 2 shall provide one on-site manager or assistant manager for every 80 residential units owned within the Specific Plan area.

13. Park/Community Facility Access

The City of Paramount shall have the right of first refusal to operate and/or to conduct programs for the benefits of Specific Plan area residents in the child day care center, and any parks, public facilities, or community rooms constructed for the use of residents within the Specific Plan areas. Should the City of Paramount choose to or choose not to operate these facilities, the developer shall reserve to the City the right to conduct cultural, recreational, or leisure programs within these facilities, subject to prior mutual agreement as to scheduling and operating procedures.

14. Vehicular Access

Each building or lot shall have permanent access to a street or alley on which the building or lot abuts.

15. Nuisance

No Unit shall be used in such a manner as to obstruct or interfere with the enjoyment of the Owner or occupants of other Units or to annoy them by unreasonable noise or otherwise, nor shall any illegal or extra-hazardous activity be committed or permitted to occur in any Unit. No noxious or offensive activity shall be carried on in any of the Units or in the Common Area nor shall anything be done therein which may cause unreasonable embarrassment, annoyance or nuisance to the Owners or occupants of other Units in their use and enjoyment of their Units or the Common Area. No power equipment, welding equipment or carpentry shop shall be maintained or used within any Unit or portion of the Common Area. No automobile overhaul, repair, or maintenance work shall be permitted in the Specific Plan area.

16. Alterations

No Owner or tenant shall, whether at his own expense or otherwise, do, make, or suffer any alteration, addition or modification to any portion of the Common Area nor shall he install, attach, paste, hinge, screw, nail, build or construct any lighting, decoration, or other articles or thing thereto until plans and specifications showing the nature, kind, shape, height, materials, and locations of the same shall have been submitted to and approved in writing by the City of Paramount Development Review Board. For units within the MD or HD districts, there shall be no alteration of the exterior color scheme of any structural improvement except with the prior written approval of the City of Paramount Development Review Board. Notwithstanding anything contained in the preceding portion of this section to the contrary, however, each Owner shall have the exclusive right to paint, re-paint, tile, wax, paper, or otherwise refinish and decorate the inner surface of the walls, ceilings, floors, windows, and doors bounding his own Unit; and the right to paint, or decorate, the inner surface of the patio fence and to landscape and maintain the ground area of the patio appurtenant to his own Unit. Nothing shall be done in or to any Unit or Common Area when it is likely to impair the structural integrity of a building or any part thereof.

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17. Insurance Hazards

Nothing shall be done or kept in or on any Unit or the Common Area or any portion thereof which will increase the rate of insurance in or on any other Unit or the Common Area or any portion thereof. No Owner shall permit anything to be done or kept in his Unit or in any Common Area or in any portion thereof with respect to which he has an easement or right of exclusive use, which would result in the uninsurability, cancellation, suspension, modification, or reduction of insurance in, on or covering any of the Units of Common Area within the Project.

18. Storage

No storage of any items of an Owner's or tenant's personal property shall be permitted outside of any Unit, except within those districts designated as LD 1 and LD 2 and then only where such storage is not visible from any street or adjoining property.

19. Antennas

No Owner or tenant shall install, attach or hang or cause to be installed, attached or hung, any equipment for electrical installation, television or radio transmitting or receiving antenna, machines or air-conditioning units or other like equipment or wiring in or on any portion of the Common Area or that protrudes from or through any Common Area wall, ceiling, window or door, except upon the approval of the City of Paramount Planning Commission. All radio, television, air-conditioning units or other electrical equipment or appliances of any kind or nature or wiring therefor installed or used in a Unit shall fully comply with all rules, regulations and requirements of all state and local public authorities having jurisdiction over such units, equipment or appliances and the Unit Owner shall alone be liable for any damage or injury caused by any such radio, television or other electrical equipment or appliance installed or used in his Unit. Normal radio, stereo, high fidelity and television installations within a Unit are excepted.

20. Vehicles

No Owner or other occupant of a Unit shall permit any wheel or track vehicle belonging to themselves to remain within any off-street parking area of the Project or in

any public street adjacent to the Project for a continuous period exceeding forty-eight (48) hours. As used herein the term "wheel vehicle" shall include automobiles, trucks, boat trailers and camper units (irrespective of how mounted) and all other vehicles of a similar nature.

21. Pets

No animals or birds of any kind shall be raised, bred or kept in any residential unit or on any portion of the Project, except that not more than two (2) usual and ordinary household pets, such as dogs, cats or birds, may be kept, provided that they are not kept, bred or maintained for any commercial purposes and they are kept under reasonable control at all times. Notwithstanding the foregoing, no pets may be kept within the Specific Plan area which result in an annoyance or are obnoxious to other owners. No pets shall be allowed in the Common Area except as may be permitted by rules of the Property Owners' Association Board of Directors. No dog shall enter the Common Area except on a leash which is held by person capable of controlling it. No dog whose barking disturbs the Owners or tenants shall be permitted to remain within the Project. Owners and tenants shall prevent their pets, from soiling all portions of the Common Area where other persons customarily walk and shall promptly clean up any mess left by their pets. With the exception of districts designated LD 1 and LD 2, no pets shall be allowed to remain outdoors unrestrained or without supervision for any period of time.

22. Signs

Except as otherwise provided herein, no signs shall be displayed to the public view on any Units or on any portion of the Project other than "For Sale" or "For Rent" signs, provided they do not exceed three (3) square feet in size and are placed within the residential units.

23. Clotheslines, Fire, Trash

No exterior clotheslines shall be erected or maintained in, on or connecting any Common Area, garage or parking area within the Specific Plan area or within designated portions of the common area. There shall be no exterior fires whatsoever except barbecues within private patios

within the Specific Plan area or within designated portions of the common area. No unconcealed trash or rubbish containers or similar items shall be kept or maintained in areas other than areas specifically designated for such purposes within the Specific Plan area and as provided in Chapter 33 of the Paramount Municipal Code.

24. Explosives

No Owner or any member of his family, tenant, agent, employee, licensee or guest shall at any time bring into, keep or maintain in or on any portion of the Specific Plan area, a highly corrosive or explosive solid, liquid, gas, chemical, substance or other material which may be extra-hazardous to life, limb or property.

25. Storage on balconies and patios

With the exception of outdoor furniture, barbecues, and outdoor plants, no storage of any materials shall occur on balconies or within patio areas in those districts designated as MD 1, MD 2, HD 1, and HD 2 within the Specific Plan area.

26. Window coverings

All residential units within those districts designated as MD 1, MD 2, HD 1 and HD 2 within the Specific Plan area shall have window coverings consisting of blinds or cloth draperies. The use of foil, paper, or painted windows as window coverings shall not be permitted within any building in the Specific Plan area.

27. Guest Parking

Guest parking spaces shall be utilized solely for the temporary parking of vehicles owned by guests of residents living within the Specific Plan area. Guest parking spaces shall not be continuously occupied for periods exceeding forty-eight (48) hours. Guest parking spaces shall at no time be occupied by vehicles owned by residents of the Specific Plan area.

28. Distribution of Handbills Prohibited

No distribution of handbills or advertising fliers shall be permitted within any portion of the Specific Plan area.

29. Outside Drying and Laundering of Clothes Prohibited

No outside drying or laundering of clothes shall be permitted within any portion of the Specific Plan area, including balcony and patio areas, and swimming pool areas.

30. Outdoor Screening Materials

The use of exterior sun screens and awnings which are not approved as part of the initial building development review process shall be prohibited, unless prior approval is obtained from the City's Development Review Board.

31. Exterior Holiday Ornaments

Exterior Christmas or holiday ornaments shall be permitted for exterior display from December 1 until January 5 of the following year. Ornaments shall be removed within 48 hours after January 5 of each year, or sooner.

32. Exterior Security Bars and Screens Prohibited

The use of exterior security bars, screens, and other security devices which are visible to the public shall not be permitted within the Specific Plan area unless prior approval is obtained from the City of Paramount Development Review Board.

33. Fireplace

No wood or coal burning fireplaces shall be permitted in those districts designated as HD 1 and HD 2 on the Specific Plan map.

C. LOW DENSITY RESIDENTIAL (LD)

1. Intent and Purpose

The intent and purpose of the Low Density Residential District is to provide for single family detached units. This district is divided into two density classifications, LD 1 and LD 2. The regulations within this section pertain to both classifications except where explicitly distinguished.

2. Permitted Uses

Any use permitted in the Paramount Municipal Code R-1 (single-family residential) classification provided that any such use shall be subject to the conditions and limitations prescribed in Sections 44-18 to 44-28 of the Paramount Zoning Chapter 44 except where those conditions and limitations are in conflict with those described herein; in which case the regulations prescribed in the Paramount Place Specific Plan shall take precedence.

3. Uses Permitted Subject to a Conditional Use Permit

Premises may be used for the following purpose provided a conditional use permit has first been obtained in accordance with Sections 44-158 to 44-172 of Chapter 44 of the Paramount Municipal Code:

Private schools, day nurseries

4. Prohibited Uses

The following uses shall be prohibited:

- a. Commercial uses
- b. Manufacturing uses

5. Front Yard Setback

Residential structures in the district designated as LD1 shall have a minimum ten foot setback. Residential structures in the district designated as LD2 shall have a minimum 20 foot setback. A minimum five foot setback is authorized for side-on garages or front-on garages with an automatic garage door opener. A minimum twenty foot setback is required for front-on garages without garage door openers.

6. Side Yard Setback

- a. LD1 District - A minimum five foot setback shall be provided on each side with the exception of zero-lot line units in which case the opposite side yard shall be a minimum of ten feet.
- b. LD2 District - A minimum five foot setback shall be provided on each side.

7. Rear Setback

- a. LD1 District - A minimum ten foot setback shall be provided with the exception of garages and other accessory buildings which may extend to the rear lot line, provided these structures are at least ten feet away from residential structures on adjacent lots.
- b. LD2 District - A minimum ten foot setback shall be provided from all structures to the rear lot line.

8. Height

No building shall exceed a height of thirty-five feet.

9. Corner Lots and Reverse Corner Lots

- a. On the rear third of a corner lot accessory buildings not containing accessory living quarters may be built to the interior lot side line and the lot rear lines.

- b. On the rear third of a reverse corner lot accessory buildings not containing accessory living quarters may be built to the interior lot side line.
- c. In all cases the width of the required side yard on the side street side shall be observed.

10. Lot Area

- a. LD1 District - The minimum required area of a lot shall be three thousand (3,000) square feet.
- b. LD2 District - The minimum required area of a lot shall be six thousand (6,000) square feet.

11. Lot Width

Every lot shall maintain a width of not less than fifty feet, unless otherwise provided by a variance, or site plan.

12. Minimum Dwelling Unit Area

- a. LD1 District - The minimum dwelling unit area shall be nine hundred (900) square feet.
- b. LD2 District - The minimum dwelling unit area shall be fifteen hundred (1500) square feet.

13. Distance Between Buildings

The minimum distance between buildings shall not be less than ten feet.

14. Maximum Coverage

- a. LD1 District - The maximum building coverage shall be fifty percent of the net lot area.
- b. LD2 District - The maximum building coverage shall be fifty percent of the net lot area.

15. Parking

A minimum of two parking spaces within a garage shall be provided for each dwelling unit.

D. MEDIUM DENSITY RESIDENTIAL

1. Intent and Purpose

The medium density residential district is intended as a planned residential district of single family or medium density multiple-family dwellings with density classifications of 30 dwelling units per acre (MD1) and 17 dwelling units an acre (MD2). The regulations within this section pertain to both classifications except where explicitly distinguished.

2. Permitted Uses

- a. Those uses permitted in the Low Density Residential District of the Paramount Place Specific Plan subject to the property development standards in Section III.C.
- b. One and two story attached dwellings at the densities set forth in this section.
- c. Parks, playgrounds, recreation or open space areas, pedestrian trails and bikeways.

3. Uses Permitted Subject to a Conditional Use Permit

Premises may be used for the following purpose provided a conditional use permit has first been obtained in accordance with Sections 44-158 to 44-172, Chapter 44 of the Paramount Municipal Code:

Private school, day nurseries.

4. Prohibited Uses

The following uses shall be prohibited:

- a. Commercial uses.
- b. Manufacturing uses.

5. Front Yard Setback

Each lot or parcel of land shall have a front yard of not less than fifteen (15) feet in depth. Said front yard shall be landscaped and no parking shall be permitted.

6. Side Yard Setback

A minimum five foot setback shall be provided on each interior side. A minimum ten foot setback shall be provided for each exterior (street) side.

7. Rear Yard Setback

Each lot shall have a rear yard of not less than ten feet in width.

8. Height

No building shall exceed a height of thirty-five feet.

9. Lot Area

The minimum required area of lot shall be ten thousand (10,000) square feet.

10. Lot Width

Every lot shall maintain a width of not less than fifty feet, unless otherwise provided by a variance, or site plan.

11. Maximum Density

a. MD1 District - The maximum number of units per acre shall not exceed 30.

b. MD2 District - The maximum number of units per acre shall not exceed 17.

12. Minimum Dwelling Unit Area

The minimum dwelling unit area shall be eight hundred (800) square feet.

13. Maximum Coverage

The maximum building coverage shall be seventy-five percent of the net lot area.

14. Parking

Each dwelling unit shall be provided with two off-street parking spaces, one of which must be located in a garage or carport. For each bedroom over two in each unit, an

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additional one-half space shall be provided. In addition, one-tenth space per dwelling unit shall be provided for guest parking. Parking space and lot design shall be consistent with Section 44-132 and 133 of the Paramount Municipal Code.

E. HIGH DENSITY RESIDENTIAL

1. Intent and Purpose

The high density residential district is intended as a planned residential district of single or multiple-family dwellings with one or more dwellings on the same lot. There are two density classification within this district, one of 70 dwelling units per acre (HD1) and one of 60 dwelling units per acre (HD2). The regulations within this section pertain to both classifications except where explicitly distinguished.

2. Permitted Uses

- a. Those uses permitted in the Low and Medium Density Residential Districts of the Paramount Place Specific Plan subject to the property development standards in Sections III.C. and III.D.
- b. Multi-story apartment and condominium dwellings at the densities set forth in this section.
- c. Parks, playground, recreation or open space areas, pedestrian trails and bikeways.

3. Uses Permitted Subject to a Conditional Use Permit

Premises in the High Density District may be used for the following purposes provided a conditional use permit has first been obtained in accordance with Sections 44-158 to 44-172 of Chapter 44 of the Paramount Municipal Code:

- a. Neighborhood service/commercial uses such as:

1. Private schools, day nurseries
2. Banks and savings and loan institutions
3. Barber shops and beauty shops
4. Dressmaking and millinery shops
5. Locksmiths
6. Shoe repair shops
7. Tailors
8. Other service/commercial uses as determined by The Planning Commission

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b. Neighborhood retail commercial uses such as:

1. Book and stationery stores
2. Dairy products, retail sales of
3. Dry goods and notion stores
4. Drug stores
5. Florist stores
6. Grocery and fruit stores
7. Jewelry stores
8. Meat markets or delicatessen shops
9. Shoe stores
10. Wearing apparel shops
11. Other retail/commercial uses as determined by
The Planning Commission

c. Office uses, including professional offices.

4. Prohibited Uses

The following uses shall be prohibited:

Manufacturing uses.

5. Front-Yard Setbacks

Each lot or parcel of land shall have a front yard of not less than fifteen feet in depth. This shall be increased by five feet for buildings with more than two stories. Said front yard shall be landscaped and no parking shall be permitted.

6. Side Yard Setback

Each lot shall have an interior side yard of not less than five feet in width. This shall be increased by five feet for buildings with more than two stories. Street side yards shall have a minimum setback of 10 feet.

7. Rear Yard Setback

Each lot shall have a rear yard of not less than ten feet in width.

8. Height

The maximum height shall be four stories and not exceed sixty feet.

9. Maximum Density

- a. HD1 District - The maximum number of units per acre shall not exceed 70.
- b. HD2 District - The maximum number of units per acre shall not exceed 60.

10. Minimum Dwelling Unit Area

There shall be a minimum of seven hundred (700) square feet in each dwelling exclusive of open porches, patios and garages.

11. Parking

Each one bedroom dwelling unit shall be provided with one and one-half off-street parking spaces, one of which must be located in a garage or carport. Each two bedroom dwelling unit shall be provided with two off-street parking spaces, one of which must be located in a garage or carport. For each bedroom over two in each unit, an additional one-half space per dwelling unit shall be provided. In addition, one-tenth space per dwelling unit shall be provided for guest parking. Parking space and lot design shall be consistent with Sections 44-132 and 133 of the Paramount Municipal Code.

IV. PLAN ADMINISTRATION

A. INTRODUCTION

This plan will be implemented through review by the Planning Commission and the Development Review Board of projects to insure conformity with Specific Plan regulations and responsiveness to applicable guidelines. This section of the plan contains the rules for review of development projects.

B. GENERAL ADMINISTRATION

Three basic procedures are specified for review of projects: 1) Development Review Board approval, 2) Redevelopment Agency approval, and 3) Tract map approval by the Planning Commission and City Council for any project requiring the creation of lots, including condominium projects.

1. Development Review Board approval shall be obtained in accordance with the provisions of Sections 44-210 et. seq. of the Paramount Municipal Code. The Board may approve, modify, conditionally approve, or deny said application.
2. The Paramount Redevelopment Agency shall review all applications after a Development Review Board hearing. The agency may approve, modify, conditionally approve or deny said application.
3. Prior to the creation of any lots, a tentative tract map shall be processed in accordance with the provisions of Chapter 39 of the Paramount Municipal Code. The Planning Commission may approve, modify, conditionally approve or deny said application.

C. VARIANCES

The provisions of Sections 44-155 et. seq. of the Paramount Municipal Code shall be followed for any variance requested in the Paramount Place Specific Plan. Such variances, if sought, shall not constitute an amendment to this Specific Plan.

D. CONDITIONAL USE PERMITS

The provisions of Sections 44-158 et. seq. of the Paramount Municipal Code shall be followed for any Conditional Use Permit requested in the Paramount Place Specific Plan. Only those conditional uses described in Section III shall be permitted.

E. AMENDMENT

1. Requirement and Procedures

This plan may be amended at any time in the same manner and by the same process by which the plan was originally adopted. Said amendment or amendments shall not require a concurrent general plan amendment unless, by determination of the Director of Community Development, the General Plan goals, objectives, policies, or programs would be substantially affected by the proposed change.

2. Administration Actions

The addition of new information to the Specific Plan that does not change the effect of any concepts or regulations may be made administratively by the Director of Community Development, subject to appeal to the Planning Commission.

V. APPENDICES

A. GENERAL PLAN CONSISTENCY

As described in the Objective and Policies section (II-b), this regulatory specific plan is consistent with the Paramount General Plan by implementing the Paramount Place Policy Level Specific Plan. A General Plan Amendment (GPA) is needed for the Paramount Place Policy Level Specific Plan to provide for a more extensive residential use than previously envisioned and a GPA is required for the Special Housing Opportunities Specific Plan to increase the maximum estimated number of dwelling units for the site from 200 to 1698.

The Paramount Place Regulatory Specific Plan is consistent with the Paramount Place Policy Level Specific Plan, by implementing the following policies which are taken directly from the Policy Level Plan:

1. Mixed uses are allowed throughout the entire plan and may include any combination of residential, cultural, commercial, hotel, industrial or office uses.

Method of Implementation: The project will provide primarily residential uses but allows limited commercial uses in the High Density zone. The area not addressed in this plan (Drive-in Theatre) will retain the MC (Mixed Use Center) designation on the general plan.

2. Landscape buffer zones and frontage treatments to integrate uses shall be subject to site plan review in accordance with City design guidelines.

Method of Implementation: This is provided in the regulation section of the plan.

3. The City or the Redevelopment Agency, may share in property acquisition and/or development costs of improvements where it is cost effective particularly in relation to the refinery and drive-in conversion.

Method of Implementation: The site is located within a redevelopment project area. The City may use its property acquisition powers for this project.

4. The preferred method of land use regulation is the preparation of a regulatory Specific Plan, although the Planned Development - Performance Standard (PD-PS) zone may be used in whole or in part if it is consistent with specific plan intent.

Method of Implementation: The project is the preferred method of land use regulation.

5. Further market and traffic analysis must be completed as the basis for a regulatory Specific Plan or Development Plan to define the mix, pattern and phasing of land uses.

Method of Implementation: Both a market and traffic analysis have been completed for the site and are the basis for this Specific Plan.

6. Circulation planning will take into consideration the segregation of residential/non-residential traffic and the character of adjacent arterial highways.

Method of Implementation - An internal circulation system has been designed to separate the residential traffic within the site from the surrounding industrial and commercial traffic uses.

7. Adjacent rail and power line easements will be integrated into the Development Plan design.

Method of Implementation - This project provides for an internal landscaped pedestrian pathway which will connect with the adjacent right of way and possibly to the triangular parcel at the intersection of Downey Avenue and Compton Boulevard.

B. FINDINGS

1. Upon concurrent modification of the Paramount General Plan to reflect a variety of residential uses and densities and related public and private uses in this area, the scale, mix and character of proposed uses are consistent with the City's General Plan and other relevant City policies.
2. Reasonable alternatives to the plan and their implications have been considered.
3. The amount and arrangement of uses are appropriate to the project site and are compatible with existing and planned adjacent uses.
4. The scope and depth of environmental, policy and fiscal analysis are commensurate with the level of detail contained in the plan and the specific land use entitlement its adoption authorizes.
5. The various components of the plan as well as the plan in its entirety are sensitive to the environmental and public policy impacts of the proposed development.
6. Appropriate mitigation measures are incorporated in the plan to insure that concerns identified at this level of

planning are resolved as part of the more detailed development planning which must be completed before private development may proceed.

7. Administration of the plan is thoroughly integrated into the City's development processing system.
8. All subjects required in a specific plan by the California Government Code and applicable City ordinances are appropriately and adequately covered.
9. Adequate time and opportunities have been afforded interested organizations and members of the public to comment on or propose changes to the plan if they so desired.

C. BOUNDARY DESCRIPTION

The boundary of the Paramount Place Specific Plan shall encompass the following:

Northern Boundary

From the point of intersection of the western right of way boundary of Downey Avenue and the southern right of way boundary of East Contreras Street extended in an easterly direction to the mobile home park boundary (approximately 700 feet). From the intersection of the southern right of way boundary of East Contreras Street and the northwest corner of the mobile home park in a southerly direction to the southwest corner of the mobile home park (approximately 330 feet). From the southwest corner of the mobile home park in an easterly direction to the southwest corner of the drive-in theatre (approximately 1010 feet). From the southwest corner of the Drive-in Theater in a northerly direction to the southern right of way boundary of Rosecrans Avenue (approximately 1,310 feet). From the point of intersection of the northwest corner of the Drive-in Theater and the southern right of way boundary of Rosecrans Avenue in an easterly direction to the northeast right of way boundary of Century Boulevard. From the point of intersection of the southern right of way boundary of Rosecrans Avenue and the northeast right of way boundary of Century Boulevard in a southeasterly direction to the western right of way boundary of Lakewood Boulevard.

Eastern Boundary

From the point of intersection of the northeast right of way boundary of Century Boulevard and the western right of way boundary of Lakewood Boulevard in a southerly direction to the southern right of way boundary of Compton Boulevard.

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